

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **June 25, 2007**

Members Present-

Brad Cornelius-Acting Chairperson/Planning Manager, Aimee Webb-Development Coordinator/Vice Chairperson, Barry Ginn-Barrineau Ginn and Associates, Inc., Gary Rusu-Chief Building Inspector, Marie Keenum – 911 Coordinator, Becky Howard – Deputy Clerk, Mike Springstead – Springstead Engineering, Lee Hawkins-Attorney, Dan Hickey – Fire Services, Karen Parker-Secretary, and Bill Stevens-Engineering Manager for Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from June 11, 2007. Mr. Stevens seconded the motion, and the motion carried.

Mrs. Keenum inquired about the addressing for Bison Valley. Mr. Cornelius stated the addressing issue would be addressed during the platting process.

Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.

New Business:

Croom-A-Coochee Baptist Church – Medium Development – Request for Site Permit Extension

Property location: 10926 South U. S. 301 - located on the west side of U. S. 301- St. Catherine

Mrs. Webb explained to the Committee a Site Permit Time Extension letter was submitted to the Planning and Development Department on June 14, 2007, requesting a one (1) year extension to complete the site work. The Committee didn't have any comments.

Mrs. Webb moved to approve the site permit extension for a period of one year. Mrs. Keenum seconded the motion, and the motion carried.

Scott Mann Business Plaza – Major Development – Preliminary & Engineering Review

Property location: located just north of CR 518 on the east side of U. S. 301 - Sumterville

Mike Springstead, Springstead Engineering, was present and requested Preliminary and Engineering approval to construct a 7,320 square foot office/retail building and a future 9,560 square foot warehouse. Mrs. Webb stated Environmental Health had no comments. Mrs. Webb stated Fire Services' comment consisted of installing a fire hydrant at the front and rear of the

complex. Mrs. Webb's comments consisted of listing the building heights and number of stories for each building, confirming with the Florida Department of State Office of Cultural, Historical, and Information Programs whether there are any historical resources on the subject property, providing a copy of the Florida Department of Transportation (FDOT) permit, providing a signed and sealed boundary survey, correcting the boundary survey notation located in the index of sheets box on sheet 1, adding the Time of Concentration Map in the index of sheets box on sheet 1, the proposed warehouse use is not permitted in the CL zoning district but contractor storage is permitted in the CL zoning district, labeling the loading/unloading areas, correcting the handicap notes on sheet 1, and providing a letter from the City of Bushnell stating they will provide utilities to this project. Mrs. Keenum advised the applicant to contact the Geographical Information System (GIS) Department for addressing and inquired as to the number of entrances for this project on U. S. 301. Mrs. Howard, Mr. Rusu, and Mr. Hawkins had no comments. Engineering comments consisted of indicating if there will be any doors on the east side of the 7,320 square foot building, providing additional information concerning the grading difference on the east side of the 7,320 square foot building in the vicinity of the Type F inlet, correcting the contours on the north and south sides of the property, labeling the dimensions of the handicap spaces on sheet 1, labeling the dimensions of the Drainage Retention Area, providing the dimensions of the lane and shoulder width on the Florida Department of Transportation Roadway Construction Detail on sheet 6, providing a revised traffic study, providing a left turn lane, which will be determined by FDOT, and providing the Florida Department of Environmental Protection documentation. Mr. Cornelius stated that the use of the "Business Park" classification for the project was not appropriate and that the Level of Service (LOS) capacity of U. S. 301 was understated. Mr. Cornelius advised that he revised the calculation based on the 7,320 square foot building as "Shopping Center" and the 9,560 square foot building as "Storage". The revised calculations only increased the anticipated peak hour traffic from 25 to 28. Based on the correct level of service capacity for U. S. 301 of 1,070 and the current traffic volumes there is sufficient capacity for the proposed project. Public Works' comment consisted of providing the Florida Department of Transportation permit for improvements on U. S. 301.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Stevens seconded the motion, and the motion carried.

Mr. Ginn excused himself from the meeting.

Mr. Springstead joined the Committee as County Engineer for the Villages project.

Mr. Hickey, Fire Services representative, joined the Committee for the Villages project.

VOS – Kingfisher Villas – Major Development – Preliminary & Engineering Review
Property location: Villages of Sumter District 8 – located west of Unit 167 and east of Mangrove Villas on the south side of Pennecamp Drive

Troy Locklin, Farner, Barley and Associates, Inc., was present and requested preliminary and engineering approval to develop a 55-lot/3-tract subdivision. Mrs. Webb, Mrs. Howard, Mr. Rusu, Mr. Hawkins, Mr. Hickey, Mr. Springstead, Mr. Stevens, and Mr. Cornelius had no comments. Mrs. Keenum inquired as to whether there was an emergency exit located on Pennecamp Drive. Mr. Locklin confirmed there was an emergency exit.

Mrs. Keenum moved to approve the preliminary and engineering plans. Mr. Stevens seconded the motion, and the motion carried.

Mr. Stevens moved to adjourn. Mrs. Webb seconded the motion, and the motion carried.

Meeting adjourned at 2:16 p.m.

The next meeting is scheduled for July 2, 2007.